

Session 12-05, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 6:30 p.m. on May 2, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, DOLMA, ERICKSON, HIGHLAND, MINSCH, SONNEBORN, VENUTI

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF AGENDA

The agenda was approved by consensus of the Commission.

PUBLIC COMMENT

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

None

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

1. Approval of the April 4, 2012 minutes
2. Time Extension Requests
3. Approval of City of Homer Projects under HCC 1.76.030g
4. KPB Coastal Management Program Reports
5. Draft Decision and Findings for CUP 12-01, Homer Spit Subdivision No. Two Amended, Lot 88-4 and a portion of Parking and Access Area, 4744 Homer Spit Road

The consent agenda was approved by consensus of the Commission.

PRESENTATIONS

- A. William J. Marley of Dell Group, Presentation of Ocean Drive Park

Dr. Marley commented regarding the information in the packet proposing a park on property he owns with two partners. The property is 31.3 acres with approximately 12 acres on the uplands on the Sterling Highway, an estimated 2300 feet of beach front and 1400 feet of highway frontage. The proposed park area is located at the base of the scenic drive into Homer. He recognized that the final design would rest in the hands of Parks and Recreation and the City Council but potential uses for the proposed park include a ramp to access the beach, a year round performing arts center, tennis courts, walking trails, pavilions, observation stations, an outdoor native appreciation area, and restrooms as water and sewer are available to the area. The proposed sale of the entire 31.3 acres is \$3, 750,000. Dr. Marley said he provided this same information to the Parks and Recreation Commission and they supported it unanimously.

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B. Rick Foster, Borough Planning Commission

Mr. Foster advised the Commission of the May 14th Borough Planning Commission meeting that will be held at Land's End and reported about his time at the National Planning Conference in Los Angeles.

REPORTS

A. Staff Report PL 12-20, City Planner's Report

City Planner Abboud reviewed the staff report.

PUBLIC HEARINGS

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

PLAT CONSIDERATION

A. Staff Report PL 12-18 Bidarki Creek No. 4 Preliminary Plat

City Planner Abboud reviewed the staff report.

There were no applicant comments or public comments.

VENUTI/BOS MOVED TO APPROVE THE PRELIMINARY PLAT.

There was brief discussion regarding the slope on the lot. City Planner Abboud confirmed that as a whole the slopes don't hit the threshold for the steep slope regulations.

Commissioner Dolma stated he may have a conflict of interest.

BOS/VENUTI MOVED THAT COMMISSIONER DOLMA HAS A CONFLICT OF INTEREST.

Commissioner Dolma explained that someone he works with is a close personal friend of the applicant. There is no financial relationship between him and the applicant and he feels he can make a fair decision.

VOTE: NO: BOS, HIGHLAND, SONNEBORN, VENUTI, ERICKSON
YES: MINSCH

Motion failed.

There was no further discussion on the motion to approve the plat.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. Staff Report PL 12-15, Reappointment of Roberta Highland to the Transportation Advisory Committee

ERICKSON/VENUTI SO MOVED TO RECOMMEND REAPPOINTMENT OF COMMISSIONER HIGHLAND TO THE TRANSPORTATION ADVISORY COMMISSION.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Staff Report PL 12-19, Flag Lot Regulations

Chair Minsch stated the Commission discussed flag lot regulations at the worksession and gave feedback to staff for consideration at a later date.

- C. Staff Report PL 12-17, Spit Comprehensive Plan Implementation

City Planner Abboud reviewed the staff report.

Discussion ensued regarding parking, trails, cruise ship improvements, bathroom locations, the Pier One Theater, and the campground areas. Point was raised that it would be beneficial for the Commissioners to stay current with Port and Harbor Advisory Commission minutes to learn about issues they are discussing.

INFORMATIONAL MATERIALS

- A. City Manager's Report dated April 23, 2012
B. Corps of Engineers Permit dated April 6, 2012 regarding the Ocean Drive Loop Seawall Maintenance

The Commissioners and staff discussed the letter provided from the resident on Golden Plover regarding slope issues with the development in the area, Dr. Marley's park proposal, and the gas line update.

COMMENTS OF THE AUDIENCE

Members of the audience may address the Commission on any subject. (3 minute time limit)

Larry Slone, city resident, commented that based on Dr. Marley's demeanor he came with an expectation that the Commission was going to render some sort of comment as a body, rather than listen passively. He agrees that, out of courtesy, a letter to Dr. Marley would be appropriate. Personally he is against the project; the property isn't adequate for what is being proposed. He said he was set back a bit to hear that Planning Commissioners weren't reading other commission's meeting minutes. He thinks it would be a necessity of the job to keep abreast of what is going on with the other commissions.

COMMENTS OF STAFF

City Planner Abboud commented that staff would try to get information to Dr. Marley about what the process might be for getting due consideration for his project.

COMMENTS OF THE COMMISSION

Commissioner Highland said she wants to make sure they do everything in their power to make sure the public feels welcome, and that they care, and are here to be a part of the solution. She wants to see the environment and economy get harmony and balance.

Commissioner Erickson agrees with Ms. Highlands comments that it is important that the people who come to the commission feel they have been heard she thinks they will bridge the gap with the misperception we aren't hearing them if they feel we are somewhat responding back even if it is a place where the Commission can't.

Commissioner Bos commented that maybe they do need to acknowledge the presentation in some way, but in no shape or form should the Commission say to the Council that we heard the proposal and we like it, or anything that would lead him on.

Commissioner Venuti commented that he gets the weekly email from the City Clerk's website and suggested they sign up for it. He encouraged participation at the HEA annual meeting and the chamber clean up day. He hopes that the city will provide some funding for Commissioner's to attend the APA conference, at least registration. It is a worthwhile training that will be held this year in Anchorage. Mr. Venuti recalled that there had been talk about a volunteer appreciation opportunity with the city's commissions and wondered when that might be happening. Deputy City Clerk Jacobsen said she would look in to that.

Commissioner Sonneborn, Dolma, and Chair Minsch had no comment.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:17 p.m. The next regular meeting is scheduled for May 16, 2012 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____